

RESOLUTION NO. 2005-427

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING AMENDMENTS TO THE OTAY
RANCH GENERAL DEVELOPMENT PLAN AND RESOURCE
MANAGEMENT PLAN

WHEREAS, the areas of land which are the subject of this Resolution are diagrammatically represented in Exhibit A, and hereto incorporated herein by this Resolution, and commonly known as Villages Two, Three, Four, Eight, Nine, Eleven, University and the Eastern Urban Center (EUC) portion of Planning Area Twelve and Planning Area 20 of the Otay Ranch; and

WHEREAS, on, June 2002, the City initiated an update to the City of Chula Vista General Plan and Otay Ranch General Development Plan (GDP); and the Flat Rock Land Company, Otay Ranch Company, Otay Land Company filed applications with the Planning and Building Department of the City of Chula Vista requesting amendments to the City of Chula Vista General Plan and the Otay Ranch General Development Plan; and these amendments have been consolidated to implement the Preferred Alternative of the General Plan Update with exception of Planning Areas 12 and 20; and

WHEREAS, the amendments to the Otay Ranch GDP Resource Management Plan (RMP) will adjust the Otay Ranch Preserve boundaries to be consistent with the Multiple Species Conservation Plan (MSCP) boundaries as represented in Exhibit "B"; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Project on December 8 2005, and recommended that the City Council amend the City General Plan and the Otay Ranch General Development Plan; and

WHEREAS, the proceedings and all evidence introduced before the Planning Commission at the public hearing on this project held on December 8, 2005, and the minutes and resolution resulting there from, are hereby incorporated into the record of this proceedings; and

WHEREAS, the City Clerk set the time and place for the hearing on the General Plan and Otay GDP amendments and notices of said hearings, together with its purposes given by its publication in a newspaper of general circulation in the city at least ten days prior to the hearing; and

WHEREAS, a duly called and noticed public hearing was held before the City Council on December 13, 2005, on the General Plan and Otay Ranch GDP amendments; and

WHEREAS, subsequent to the September 2005 release of the revised General Plan Update, owners of real property within the Otay Ranch portion of the East Planning Area proposed changes to the Preferred Plan which are substantial in nature and could facilitate the acquisition of land for future University uses in Eastern Chula Vista; and

WHEREAS, in order to provide sufficient time to explore the feasibility of the proposed land use changes with regard to sound planning principles and to evaluate the proposal's consistency with the goals and objectives of the General Plan Update, it is necessary to defer consideration of land use designations and certain policies and objectives pertaining to Villages 8, 9 and 10 of the Otay Ranch; and

WHEREAS, the City Council of the City of Chula Vista reviewed, analyzed, considered, approved and certified EIR, made certain Findings of Fact, adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Project, pursuant to CEQA, by Resolution No. 2005-423.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby finds, determines and resolves as follows:

I. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing held on December 8, 2005 and the minutes and resolutions resulting there from, are hereby incorporated into the record of this proceeding.

II. GENERAL DEVELOPMENT PLAN FINDINGS/APPROVAL

A. THE PROPOSED DEVELOPMENT AS DESCRIBED BY THE GENERAL DEVELOPMENT PLAN IS IN CONFORMITY WITH THE PROVISIONS OF THE CHULA VISTA GENERAL PLAN, AS AMENDED.

The amendments to the Otay Ranch General Development Plan are also the proposed changes to the General Plan and are in substantial conformance with the General Plan policies, as amended in that:

1. Otay Ranch General Plan Amendments include improving the connectivity of major activity centers within the East Area; creating an intensely developed urban core, improving connectivity and relationships between large activity centers such as major shopping centers, educational and sporting facilities, and major community centers; designating land for a distinctive multi-institutional university; preserving large areas of natural open space and realigning arterial roads, re-arranging and creating new land uses and village boundaries within the Otay Ranch; and
2. Otay Ranch GDP Amendments will create a new Town Center land use designation intended to encourage mixed-use areas of higher density and intensity than that of the traditional villages in Otay Ranch; create a new Town Center Arterial street classification, designed to serve town centers by accommodating sufficient traffic volume while maintaining acceptable traffic flow; integrate and expand Bus-Rapid Transit (BRT) vehicles into the circulation system, replacing the previously planned light rail transit system; preserve and expand the light industrial and research designated lands; create the new Regional Technology Park (RTP) land use designation intended to provide more and higher-paying employment opportunities in the city; revise the GDP for certain roadways to reflect recently adopted open space preservation plans and the adjacent community plan within the City of San Diego; create a new Active Recreation land use designation that provides opportunities for public and private recreational activities; and adjust the land uses within the EUC.

3. The proposed GDP fully implements the concept envision in the General Plan by providing the necessary standards and guidelines for the preparation of implementing plans and regulatory documents.
4. Amendments to the adopted General Plan are being processed concurrently, and are required to establish GDP consistency with the General Plan. The land use designations included in the Otay Ranch GDP are those proposed as amendment to the General Plan.
5. With the adoption of the proposed amendments to the General Plan, the Otay Ranch General Development Plan will be in substantial conformance with the amended General Plan.
6. The amendments to the Otay Ranch GDP Resource Management Plan (RMP) will adjust the Otay Ranch Preserve boundaries to be consistent with the Multiple Species Conservation Plan (MSCP) boundaries.

B. THE PLANNED COMMUNITY DEVELOPMENT WAS INITIATED AND ESTABLISHED WITHIN TWO YEARS OF THE ESTABLISHMENT OF THE PLANNED COMMUNITY ZONE.

1. The Otay Ranch was rezoned PC with the adoption of the Otay Ranch GDP in October of 1993, the property was officially zoned PC with the annexation of the Otay Valley Parcel in March of 1997 and implemented when the first Sectional Planning Area Plan One was adopted in June 1996 and the first Final Map recorded in March of 1998; and

C. IN THE CASE OF PROPOSED RESIDENTIAL DEVELOPMENT, THAT SUCH DEVELOPMENT WILL CONSTITUTE A RESIDENTIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY; AND THAT IT WILL BE IN HARMONY WITH OR PROVIDE COMPATIBLE VARIETY TO THE CHARACTER OF THE SURROUNDING AREA AND THAT THE SITES PROPOSED FOR PUBLIC FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS AND PARKS, ARE ADEQUATE TO SERVE THE ANTICIPATED POPULATION AND APPEAR ACCEPTABLE TO THE PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

1. The 2005 Otay Ranch GDP Amendments will create a new Town Center land use designation intended to encourage mixed-use areas of higher density and intensity than that of the traditional villages in Otay Ranch. The Town Centers will provide residential development that is pedestrian oriented and in harmony with the pedestrian oriented character of the Otay Ranch villages. The Town Centers are planned to have their own schools and parks and other public facilities based on their population as indicated in the Otay Ranch GDP. The City, school districts and water districts have reviewed the Town Center proposal and find that public facilities appear to be adequate to serve the Town Centers; and

D. IN THE CASE OF PROPOSED INDUSTRIAL AND RESEARCH USES, THAT SUCH DEVELOPMENT WILL BE APPROPRIATE IN AREA LOCATION AND OVER-ALL DESIGN TO THE PURPOSE INTENDED; THAT THE DESIGN AND DEVELOPMENT STANDARDS ARE SUCH AS TO CREATE A RESEARCH OR INDUSTRIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY; AND THAT SUCH DEVELOPMENT WILL MEET PERFORMANCE STANDARDS ESTABLISHED BY THIS TITLE, IN THAT:

1. The 2005 Otay Ranch GDP Amendments will create preserve and expand the light industrial and research designated lands in some cases as a buffer to the Otay Landfill and create the new Regional Technology Park (RTP) land use designation intended to provide more and higher-paying employment opportunities in the city. Specific development and performance standards will be adopted as part of the Planned Community District regulation in the SPA plan for each industrial master planned project; and

E. IN THE CASE OF INSTITUTIONAL, RECREATIONAL AND OTHER SIMILAR USES NONRESIDENTIAL USES, THAT SUCH DEVELOPMENT WILL BE APPROPRIATE IN AREA, LOCATION AND OVER-ALL PLANNING TO THE PROPOSED PURPOSES AND THAT THE SURROUNDING AREAS ARE PROTECTED FROM ANY ADVESE EFFECTS FROM SUCH DEVELOPMENT, IN THAT:

1. The Neighborhood parks in the villages and town center will be designed to protect residential areas and the Community Park in Village 4 is bordered by arterial roads and open space; and
2. The GDP creates a new Active Recreation land use designation that provides opportunities for public and private recreational activities; and

F. THE STREETS AND THOROUGHFARES PROPOSED ARE SUITABLE AND ADEQUATE TO CARRY THE ANTICIPATED TRAFFIC, IN THAT:

1. A new Town Center Arterial street classification is created to serve town centers by accommodating sufficient traffic volume while maintaining acceptable traffic flow; and
2. Bus-Rapid Transit (BRT) system of vehicles integrate into the circulation system, replacing the previously planned light rail transit system; and
3. The Circulation Element within the East Area Plan is revised and corresponding changes to certain roadways in the GDP are made to reflect recently adopted open space preservation plans and the adjacent community plan within the City of San Diego; and

G. THE PROPOSED COMMERCIAL DEVELOPMENT IS JUSTIFIED ECONOMICALLY AT THE LOCATIONS PROPOSED AND WILL PROVIDE ADEQUATE COMMERCIAL FACILITIES OF THE TYPES NEEDED AT SUCH PROPOSED LOCATIONS, IN THAT:

1. The retail commercial land use within the Freeway Commercial was established by the adoption of the Otay Ranch GDP in 1993 where the Fiscal Impact of New Development (FIND) model indicated that the taxes from the retail commercial uses made up the deficits from the residential development. The GPU fiscal model further indicates the need for commercial retail uses to balance the fiscal impact from residential uses. Maintaining the existing retail commercial land use designation on the Freeway Commercial will ensure that land for needed commercial uses is available; and
2. The land uses within the EUC are adjusted to provide more opportunities within the EUC. Commercial land uses in the EUC are increased in the GDP to respond to economic demand for regional commercial uses from the villages and town centers of the Otay Ranch and business office components of the EUC. Expanding the commercial component of the EUC will also provide for neighborhood commercial uses for the increased residential component of the EUC.

III. ADOPTION OF AMENDED GENERAL DEVELOPMENT PLAN

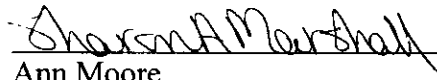
In light of the findings above, the City Council of the City of Chula Vista hereby approves and adopts the amendments to the Otay Ranch General Development Plan and Resource Management Plan, on file with the Office of the City Clerk, as reflected in the following:

1. The Otay Ranch General Development Plan/Resource Management Plan Amendments dated September 2005, and released for public review on September 19, 2005, with the exception of land use designations, policies, and exhibits affecting Villages Eight, Nine, and the University Campus (formerly Village Ten) as follows:
 - A. Part II, Chapter 1, Section C, subsections 1(a), 2, 3 and 4 as they apply the Town Centers, University and Regional Technology Park, including:
“Otay Valley Parcel”; Exhibit 18 a and b “Otay Ranch General Development Plan Summary Table and Land Use Plan”; “Components of the Plan”; “Exhibits 19 and 20 Otay Valley Parcel Table and Map”
 - B. Part II, Chapter 1, Section D, subsections 3 and 4, Regional Technology Park and University;
 - C. Part II, Chapter 1, Section F, subsections 7, 8, 9, and 10 Villages Seven, Eight, Nine, and University (formerly Village 10);
2. Attachments 4A and 4B to the December 13, 2005 Staff Report for Planning Area 20 and the Freeway Commercial portion of Planning Area 12 of the GDP;
3. Miscellaneous GDP corrections as presented in Attachment 6 to the December 13, 2005 Staff Report.

Presented by

Approved as to form by


James D. Sandoval
Planning and Building Director



Ann Moore
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 13th day of December, 2005, by the following vote:

AYES: Councilmembers: Castaneda, McCann, Rindone, and Padilla

NAYS: Councilmembers: None

ABSENT: Councilmembers: None


Stephen C. Padilla, Mayor

ATTEST:


Susan Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2005-427 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 13th day of December 2005.

Executed this 13th day of December 2005.


Susan Bigelow, MMC, City Clerk

OTAY RANCH SUBAREA

PLANNING DISTRICTS

